

JOINT SPECIAL MEETING
NEWINGTON ECONOMIC DEVELOPMENT COMMISSION
AND
DOWNTOWN REVITALIZATION COMMITTEE

JUNE 3, 2009
7:00 p.m.
CONFERENCE ROOM 3

ECONOMIC DEVELOPMENT COMMISSION MEMBERS PRESENT

CHAIRMAN P. JOSEPH HARPIE
VICE-CHAIRMAN JEFF HEDBERG
COMMISSIONER VAL GINN
COMMISSIONER MICHAEL GERHARDT
COMMISSIONER MICHAEL LONGO
COMMISSIONER DANA WOODS

DOWNTOWN REVITALIZATION COMMITTEE MEMBERS PRESENT

CHAIRMAN P. JOSEPH HARPIE
DEPUTY MAYOR MICHAEL LENARES
COUNCIL MEMBER CHRISTOPHER BANACH
COUNCIL MEMBER JOHN BOTTALICO

TOWN PLANNER, EDMUND MEEHAN

II PUBLIC PARTICIPATION

Robert Seiler voiced his concern regarding pot holes at various locations in the Market Square parking lot and also the possibility of placing speed bumps next to the Bafundo property to deter speeding from the East Cedar Street driveway.

**III. DISCUSSION OF DRAFT SITE PLAN FOR MUNICIPAL PARKING LOT,
REVISED DATED 5/20/09 AND REPORT TO TOWN COUNCIL**

Town Planner Ed Meehan presented a comprehensive report to the EDC and DRC, which included the Municipal Parking Lot Project Schedule Flow dates and a memorandum to John Salomone, Town Manager and TPZ's 8-24 Referral Report to Town Council- Municipal Parking Lot Improvement Project and property and easement acquisition. Mr. Meehan requested the Economic Development Commission, DRC to hold a special meeting July 9, 2009 with BL Companies to review the draft bid plan, specifications and cost estimates. Then a report for submittal to the Town Council July 14th meeting should be prepared.

Over the past six weeks Mr. Meehan reported that the Town Attorney has made at least three attempts to discuss with Mr. Bonelli the sale of his property to the Town. These efforts have been unsuccessful and Mr. Ancona initiated this past Monday implementation of the eminent domain taking process. Mr. Meehan recommended that the EDC and DRC monitor this acquisition and the related costs as this may impact the project's construction budget. The Town Attorney's court filing for the property taking is based on average of the two property appraisals, \$265,000.00.

Mr. Harpie reviewed the Urban Action Grant budget which lists property costs at \$290,000.00 and construction at \$550,000.00. Chairman Harpie advised that once BL Companies provides its project cost estimate the EDC and DRC should request the Town Attorney's input on all property taking costs. This should be discussed at the July 9th special meeting.

Councilman Lenares requested staff to be ready to suggest possible options to accomplish improvements to the parking lot with a reduced construction budget. He suggested that one consideration might be to make limited improvements to the easterly side of the lot and focus construction funds on the western side, in particular drainage and utility work. Councilman Bottalico noted that the EDC and DRC will need to be ready to help BL prepare the bid with alternate options to keep the project on budget. This bidding strategy should be discussed on July 9th and recommendations prepared for the Town Council's July 14th meeting.

The consensus was to proceed with the comprehensive improvements plan based on BL Companies May 20, 2009 site layout design with the caveat that the report to Town Council should caution the importance of getting accurate property acquisition costs prior to bidding.

The DRC discussion of the municipal lot ended at 7:40 P.M.

IV. REMARKS BY ECONOMIC COMMISSION MEMBERS

Commissioner Ginn reported that the Chamber of Commerce breakfast held May 22, 2009 at the Indian Hill Golf Club proved to be very successful with 70 guests in attendance, with Keeney Manufacturing and Northeast Utilities as sponsors. Roy Synder from Stew Leonards made an excellent presentation on customer service. Commissioner Ginn also announced that the Farmer's Market will be held every Thursday and Saturday beginning June 25, 2009 at Market Square, Webster Bank site.

Ed Meehan gave a report regarding the former Food Mart and also the vacant property at Main and Hartford Avenue. Also the former automobile dealership on Route 175 is still unoccupied.

New members of the EDC will be given district assignments.

V. PUBLIC PARTICIPATION

None.

VI. ADJOURNMENT

The EDC meeting adjourned at 8:10 P.M.

Respectfully submitted,

Sophie Glenn
Recording Secretary

Please note that a tape recording of this meeting is not available for public review because of defective equipment.